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Highlights
YTD FY 2013/2014 (1)

(As of 30 June 2014)

— **Total fair value investment properties:** €785 m, + €142 m YoY
  — 1st Belgian REIT active in **Germany**, already 5 rest homes acquired
  — More than **50 senior housing sites** thanks to 12 additions in 2013/2014
  — **Acquisition of an apartment building** bringing the number of additions to 13 in 2013/2014

— **Committed investments in pipeline:** > €200 m (96 % pre-let)

— **Occupancy rate:** 97.6 % for unfurnished portfolio and at 78.0 % for furnished apartments
Highlights
YTD FY 2013/2014 (2)

(As of 30 June 2014)

- Rental income: +12 % YoY
- Rental income, EBIT margin and profit excl. IAS 39 & IAS 40: ahead of budget and PY
- Positive variation of marketable investment properties: €6 m, i.e. +0.8 %
- New credit facilities: €191 m
- Debt-to-asset ratio: 44.9 %
- Proposed gross dividend 2013/2014: 1.90 €/share, above budget
Portfolio
YTD FY 2013/2014

(As of 30 June 2014)

— Total portfolio outlook: €994 m
  — €785 m (including projects on balance sheet)
  — + €209 m (committed investments in pipeline)

— Average remaining lease maturity: 19 years
Strategy
Belgian REIT ("vastgoedbevak"/"sicafi")
- market cap > €500 m
- free float of 88 %

Investing in the residential market
- approx. €785 m investment properties
- approx. 376,000 m²

Focusing on demographical evolutions
- Belgium
- Germany

Year-end: 30 June

Withholding tax at 15 %
Demographic evolution
Ageing in Belgium

Demographic evolution
Ageing in Germany

Population by age groups

<table>
<thead>
<tr>
<th>Age Group</th>
<th>2012</th>
<th>2060</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to under 20</td>
<td>15%</td>
<td>14%</td>
</tr>
<tr>
<td>20 to under 65</td>
<td>19%</td>
<td>16%</td>
</tr>
<tr>
<td>65 to under 80</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>80 and over</td>
<td>61%</td>
<td>50%</td>
</tr>
</tbody>
</table>

Source:
2060: Germany’s population by 2060, Results of the 12th coordinated population projection (Federal Statistical Office 2009)
Demographic evolution
Growing population - Brussels

Population growth
Brussels-Capital Region 2013-2060

Demographic evolution
Growing population - Antwerp

Grafiek 9: prognose aantal inwoners 2009-2030


Source: Bevolkingsprognoses Antwerpen 2009-2030 (Stad Antwerpen)
Segment information

(As of 30 June 2014)

CORE

Senior housing in Western Europe

Weight: 63 %
Yield: 6.0 %
EBIT margin: 100 %

→ Cash flow (long term leases)
+ growth potential

Apartment buildings in Belgian main cities

Weight: 27 %
Yield: 5.8 %
EBIT margin: 59 %

→ Value play\(^1\)

NON-CORE

Hotels in Belgium

Weight: 10 %
Yield: 6.2 %
EBIT margin: 99 %

\(^1\) Expected capital gains through arbitration of apartments on the long term.
Achievements
Milestones

- Nov. 2005: Creation of Aedifica
- Dec. 2005: Filed as Vastgoedbevak/Sicafi + 1st acquisitions
- Oct. 2006: IPO
- Oct. 2010: 1st SPO
- Dec. 2012: 2nd SPO

Investment property at fair value

<table>
<thead>
<tr>
<th>Year</th>
<th>Value (€ m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IPO</td>
<td>186</td>
</tr>
<tr>
<td>SPO 2010</td>
<td>435</td>
</tr>
<tr>
<td>SPO 2012</td>
<td>606</td>
</tr>
<tr>
<td>30.06.2013</td>
<td>643</td>
</tr>
<tr>
<td>30.06.2014</td>
<td>785</td>
</tr>
</tbody>
</table>
Equity
Latest SPO (Dec. 2012)

- Reminder: Gross proceeds = €100 m

- Since then, significant growth of investment properties:
  - 30 Sept 2012: €606 m
  - 30 June 2014: €785 m

\[ \text{+ €179 m} \]
Equity
Contributions in kind in 2013/2014

- 2 operations in June 2014: €16 m
- Relative impact on NAV
- 345,427 shares with full dividend entitlement
- Non-recurring income of €0.6 m
- Market cap brought to approx. €520 m
First investments abroad (1)

- Germany:
  - 1st investments abroad since Aedifica’s creation in 2005
  - 1st Belgian REIT to invest in Germany

- Portfolio of 5 German rest homes:
  - 493 residents
  - Total contractual value of €36 million
  - Initial gross rental yield of approximately 7.5 %
  - Double net long lease (average remaining lease maturity: approx. 22 years)
  - Local operators: AGO, Volkssolidarität, Senator
First investments abroad (2)

Actual German portfolio:

- SZ AGO Herkenrath
- SZ AGO Dresden
- SZ AGO Kreischa
- Goldene Au
- Haus Dottendorf
Investments & completions (1)
FY 2013/2014

— 13 major additions:
  – SZ AGO Herkenrath, Dresden and Kreischa in Germany
  – Hestia in Wemmel
  – Plantijn in Kapellen
  – Salve in Brasschaat
  – Stephanie’s Corner in Brussels
  – De Stichel in Vilvoorde
  – Huize Lieve Moenssens in Dilsen-Stokkem
  – Oase Binkom in Binkom
  – Goldene Au in Sonneberg (Thuringia, Germany)
  – Haus Dottendorf in Bonn (North Rhine-Westphalia, Germany)
  – Oase Tienen in Tienen

(As of 30 June 2014)
Investments & completions (2)
FY 2013/2014

— Other additions (completions):
  – Salve in Brasschaat
  – Larenshof in Laarne
  – Eyckenborch in Gooik
  – Koning Albert I in Dilbeek
  – De Edelweis in Begijnendijk

(As of 30 June 2014)
1 August 2013

Acquisition of 1 rest home in North Rhine-Westphalia (Germany)

• 80 residents

→ Aedifica’s 1st acquisition abroad
Investments 2013/2014 (2)

Completion of construction a new rest home in Wemmel (Province of Flemish Brabant)
- €22m invested amount (222 residents)
- €22m development project

Acquisition of a rest home in Brasschaat (Province of Antwerp)
- €8m invested amount (117 residents)
- €8m development project

Acquisition of a rest home in Kapellen (Province of Antwerp)
- €8m invested amount (110 residents)
- €8m development project

29 August 2013

Acquisition of a rest home in Brasschaat (Province of Antwerp)
- €8m invested amount (117 residents)
- €8m development project

Plantijn

Salve

Hestia

Largest rest home in Aedifica’s portfolio
22 November 2013
Acquisition of 1 rest home in Saxony (Germany)
• 116 residents

21 October 2013
Acquisition of an apartment building in Brussels
• €10m invested amount
  (27 units)
Investments 2013/2014 (4)

16 December 2013
Acquisition of 2 rest homes in Vilvoorde (Province of Flemish Brabant) and Dilsen-Stokkem (Province of Limburg)
• €16m invested amount
  (185 residents)

28 December 2013
Acquisition of 1 rest home in Saxony (Germany)
• 84 residents
Investments 2013/2014 (5)

5 May 2014
Acquisition* of 2 rest homes in Thuringia and in North Rhine-Westphalia (Germany)
• €15m invested amount
• 213 residents

* the usual outstanding conditions in Germany (mainly of administrative nature) were lifted on 24 June 2014 (Haus Dottendorf) and 26 June 2014 (Goldene Au).
Investments 2013/2014 (6)

12 June 2014
Agreement in principle for the acquisition of 5 new rest homes in Belgium: Oase Portfolio
• €90 m invested amount
• 666 residents
Of these 5 rest homes, 1 already acquired: Oase Binkom
• €12 m invested amount
• 111 residents

30 June 2014
Contribution in kind of a plot of land in Tienen
• €4 m invested amount
Portfolio analysis
Segments

(As of 30 June 2014)

- **Senior housing**
  - (4,849 units in 52 sites)
  - 63 %

- **Apartment buildings**
  - (864 apartments in 36 sites)
  - 27 %*

- **6 hotels & other**
  - (521 rooms)
  - 10 %

* 19 % unfurnished apartments and 8 % furnished apartments

** 583 unfurnished apartments and 281 furnished apartments
Geographical breakdown

(As of 30 June 2014)

- Germany: 43%
- Wallonia: 14%
- Brussels: 38%
- Flanders: 5%

Marketable property at fair value (€766 m)
## Main tenants

### Breakdown of senior housing contractual rents by group controlling legal entities in contractual relation with Aedifica

<table>
<thead>
<tr>
<th>Category</th>
<th>30 June 2014</th>
<th>30 June 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior housing</td>
<td>63%</td>
<td>55%</td>
</tr>
<tr>
<td>Senior Living Group</td>
<td>16%</td>
<td>19%</td>
</tr>
<tr>
<td>Orpea</td>
<td>14%</td>
<td>17%</td>
</tr>
<tr>
<td>Armonea</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>Soprim@</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>AGO</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Oase</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Senator</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>Other operators</td>
<td>2%</td>
<td>3%</td>
</tr>
<tr>
<td>Volkssolidarität</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Hotels and other</td>
<td>9%</td>
<td>12%</td>
</tr>
<tr>
<td>Martin's Hotels</td>
<td>6%</td>
<td>8%</td>
</tr>
<tr>
<td>Different Hotel Group</td>
<td>3%</td>
<td>4%</td>
</tr>
<tr>
<td>Other tenants</td>
<td>28%</td>
<td>33%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

*Based on contractual rents*
Lease maturity

(As of 30 June 2014)

Initial lease maturity

- ≥ 15 years, irrevocable: 73%
- < 15 years: 27%

Average remaining lease maturity

19 years

Marketable property at fair value (€766 m)
Age of buildings

(As of 30 June 2014)

- Other contracts
  - Buildings > 10 years
  - Buildings between 0-10 years

- Long term triple net contracts

Marketable property at fair value (€766 m)
Occupancy rate
Furnished apartments* (8 % of portfolio)

→ Volatility due to short-term contracts

* Definition Furnished : rented days QTD / total number of days QTD. YTD June 2014: 78.0 %; YTD June 2013: 82.6 %.
Occupancy rate
Portfolio excl. furnished apartments* (92 % of portfolio)

→ Very high and stable occupancy rates

*Definition Total portfolio (excl. furnished apartments) : (contractual + guaranteed rents) / (contractual rents + ERV for unlet spaces)
Yields on fair value

(As of 30 June 2014)

- Senior housing: 6.0%
- Apartment buildings*: 5.8%
- Hotels & other: 6.2%

Weighted average: 5.9%

* Unfurnished apartment buildings: 5.1%
  Furnished apartment buildings: 7.4% (including the goodwill and the book value of furnishings)
## Segment EBIT margins*

<table>
<thead>
<tr>
<th></th>
<th>Senior housing</th>
<th>Apartment buildings</th>
<th>Hotels &amp; other</th>
<th>Unallocated &amp; inter-segment</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2007/2008</td>
<td>100 %</td>
<td>64 %</td>
<td>98 %</td>
<td>-</td>
<td>68 %</td>
</tr>
<tr>
<td>FY 2008/2009</td>
<td>100 %</td>
<td>64 %</td>
<td>96 %</td>
<td>-</td>
<td>71 %</td>
</tr>
<tr>
<td>FY 2009/2010</td>
<td>100 %</td>
<td>64 %</td>
<td>99 %</td>
<td>-</td>
<td>73 %</td>
</tr>
<tr>
<td>FY 2010/2011</td>
<td>100 %</td>
<td>64 %</td>
<td>98 %</td>
<td>-</td>
<td>75 %</td>
</tr>
<tr>
<td>FY 2011/2012</td>
<td>100 %</td>
<td>63 %</td>
<td>99 %</td>
<td>-</td>
<td>76 %</td>
</tr>
<tr>
<td>FY 2012/2013</td>
<td>100 %</td>
<td>61 %</td>
<td>100 %</td>
<td>-</td>
<td>76 %</td>
</tr>
<tr>
<td>FY 2013/2014</td>
<td>100 %</td>
<td>59 %</td>
<td>99 %</td>
<td>-</td>
<td><strong>77 %</strong></td>
</tr>
</tbody>
</table>

→ Increasing total EBIT margin, ahead of budget

* EBIT / net rental income

(As of 30 June 2014)
Valuation of property*:
2008 → 2014

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>€k</td>
<td>%</td>
<td>€k</td>
<td>%</td>
<td>€k</td>
<td>%</td>
</tr>
<tr>
<td>Senior housing</td>
<td>13</td>
<td>0%</td>
<td>1,684</td>
<td>1%</td>
<td>6,072</td>
<td>2%</td>
</tr>
<tr>
<td>Apartment buildings</td>
<td>-7,851</td>
<td>-4%</td>
<td>-1,904</td>
<td>-1%</td>
<td>1,552</td>
<td>1%</td>
</tr>
<tr>
<td>Hotels &amp; other</td>
<td>-1,415</td>
<td>-4%</td>
<td>-963</td>
<td>-2%</td>
<td>1,191</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>-9,253</strong></td>
<td><strong>-3%</strong></td>
<td><strong>-1,183</strong></td>
<td><strong>0%</strong></td>
<td><strong>8,815</strong></td>
<td><strong>2%</strong></td>
</tr>
</tbody>
</table>

Limited decrease → Resilience → Increase → Increase → Increase → Increase

→ Low volatility since July 2008
→ Positive trends since Jan. 2010

* Excluding initial FV of acquisitions, and excluding MTM on development projects.
## Development projects

(As of 30 June 2014)

<table>
<thead>
<tr>
<th>Projects and renovations</th>
<th>Address</th>
<th>Estimated inv. (in € million)</th>
<th>Inv. as of 30 June 2014</th>
<th>Future inv.</th>
<th>Date of completion</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eyckenborch</td>
<td>Gooik</td>
<td>4.9</td>
<td>1.5</td>
<td>3.4</td>
<td>2014/2015</td>
<td>Extension of a rest home</td>
</tr>
<tr>
<td>Residentie Sporenpark</td>
<td>Beringen</td>
<td>17.4</td>
<td>7.8</td>
<td>9.6</td>
<td>2014/2015</td>
<td>Construction of a new rest home</td>
</tr>
<tr>
<td>Rue Haute</td>
<td>Brussels</td>
<td>1.9</td>
<td>1.1</td>
<td>0.8</td>
<td>2014/2015</td>
<td>Renovation of a residential building</td>
</tr>
<tr>
<td>Klein Veldeken</td>
<td>Asse</td>
<td>3.5</td>
<td>0.9</td>
<td>2.6</td>
<td>2014/2015</td>
<td>Extension of an assisted-living building</td>
</tr>
<tr>
<td>Martin’s Brugge</td>
<td>Brugge</td>
<td>1.2</td>
<td>0.6</td>
<td>0.6</td>
<td>2014/2015</td>
<td>Partial renovation of a hotel</td>
</tr>
<tr>
<td>Sundry</td>
<td>Sundry</td>
<td>2.9</td>
<td>1.2</td>
<td>1.7</td>
<td>2014/2015</td>
<td>Renovation of 4 buildings</td>
</tr>
<tr>
<td>Salve</td>
<td>Brasschaat</td>
<td>2.4</td>
<td>0.0</td>
<td>2.4</td>
<td>2015/2016</td>
<td>Renovation and redevelopment of a rest home</td>
</tr>
<tr>
<td>‘t Hoge</td>
<td>Kontrijk</td>
<td>4.9</td>
<td>1.3</td>
<td>3.6</td>
<td>2015/2016</td>
<td>Extension and renovation of a rest home</td>
</tr>
<tr>
<td>Helianthus</td>
<td>Meise</td>
<td>3.4</td>
<td>0.2</td>
<td>3.2</td>
<td>2015/2016</td>
<td>Extension of a rest home</td>
</tr>
<tr>
<td>Pont d’Amour</td>
<td>Dinant</td>
<td>7.9</td>
<td>2.3</td>
<td>5.6</td>
<td>2015/2016</td>
<td>Extension of a rest home</td>
</tr>
<tr>
<td>Au Bon Vieux Temps</td>
<td>Mont-Saint-Guibert</td>
<td>9.8</td>
<td>0.3</td>
<td>9.5</td>
<td>2015/2016</td>
<td>Construction of a rest home</td>
</tr>
<tr>
<td>Aux Deux Parcs</td>
<td>Jette</td>
<td>2.3</td>
<td>0.0</td>
<td>2.3</td>
<td>2016/2017</td>
<td>Extension of a rest home</td>
</tr>
<tr>
<td>Op Haanven</td>
<td>Veerle-Laakdal</td>
<td>2.9</td>
<td>0.0</td>
<td>2.9</td>
<td>2016/2017</td>
<td>Extension and renovation of a rest home</td>
</tr>
<tr>
<td>Air du Temps</td>
<td>Chênéé</td>
<td>5.8</td>
<td>0.2</td>
<td>5.6</td>
<td>2016/2017</td>
<td>Extension and renovation of a rest home</td>
</tr>
<tr>
<td>Plantijn</td>
<td>Kapellen</td>
<td>7.6</td>
<td>0.0</td>
<td>7.6</td>
<td>2017/2018</td>
<td>Extension and renovation of a rest home</td>
</tr>
<tr>
<td>II. Subject to outstanding conditions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Résidence Cheveux d’Argent</td>
<td>Spa</td>
<td>3.0</td>
<td>0.0</td>
<td>3.0</td>
<td>2015/2016</td>
<td>Extension of a rest home</td>
</tr>
<tr>
<td>Résidence du Lac</td>
<td>Brussels</td>
<td>5.0</td>
<td>0.0</td>
<td>5.0</td>
<td>2016/2017</td>
<td>Construction of an apartment building</td>
</tr>
<tr>
<td>Huize Lieve Moensens</td>
<td>Dilsen-Stokkem</td>
<td>7.0</td>
<td>0.0</td>
<td>7.0</td>
<td>2016/2017</td>
<td>Extension and renovation of a rest home</td>
</tr>
<tr>
<td>Oase Binkom</td>
<td>Binkom</td>
<td>2.2</td>
<td>0.0</td>
<td>2.2</td>
<td>2016/2017</td>
<td>Extension of a rest home</td>
</tr>
<tr>
<td>Marie-Louise</td>
<td>Wemmel</td>
<td>3.2</td>
<td>0.0</td>
<td>3.2</td>
<td>2016/2017</td>
<td>Renovation and reconversion of a rest home</td>
</tr>
<tr>
<td>Tervuren</td>
<td>Tervuren</td>
<td>24.0</td>
<td>0.0</td>
<td>24.0</td>
<td>2017/2018</td>
<td>Construction of a new rest home</td>
</tr>
<tr>
<td>III. Land reserves</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Terrain Bois de la Pierre</td>
<td>Wavre</td>
<td>1.8</td>
<td>1.8</td>
<td>0.0</td>
<td>-</td>
<td>Land reserve</td>
</tr>
<tr>
<td>Platanes</td>
<td>Brussels</td>
<td>0.2</td>
<td>0.2</td>
<td>0.0</td>
<td>-</td>
<td>Land reserve</td>
</tr>
<tr>
<td>IV. Acquisitions subject to outstanding conditions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oase Aarschot Wissenstraat</td>
<td>Aarschot</td>
<td>24.0</td>
<td>0.0</td>
<td>24.0</td>
<td>10.07.2014</td>
<td>1 new rest home with assisted-living apartments</td>
</tr>
<tr>
<td>Oase Tienen</td>
<td>Tienen</td>
<td>20.0</td>
<td>0.0</td>
<td>20.0</td>
<td>2014/2015</td>
<td>1 new rest home with assisted-living apartments</td>
</tr>
<tr>
<td>Krentzen</td>
<td>Olen</td>
<td>18.0</td>
<td>0.0</td>
<td>18.0</td>
<td>2015/2016</td>
<td>New rest home with 122 units</td>
</tr>
<tr>
<td>Overbeke</td>
<td>Wetteren</td>
<td>13.0</td>
<td>0.0</td>
<td>13.0</td>
<td>2015/2016</td>
<td>New rest home with 113 units</td>
</tr>
<tr>
<td>Oase projects</td>
<td>Aarschot &amp; Glabbeek</td>
<td>27.8</td>
<td>0.0</td>
<td>27.8</td>
<td>2015-2017</td>
<td>Construction of 2 new rest homes</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>228.0</td>
<td>19.4</td>
<td>208.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capitalised costs</td>
<td></td>
<td>-</td>
<td>0.5</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Changes in fair value</td>
<td></td>
<td>-</td>
<td>-0.9</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roundings</td>
<td></td>
<td>-</td>
<td>0.2</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>On balance sheet</td>
<td></td>
<td></td>
<td></td>
<td>19.2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

⇒ Pre-let : 96 %
Development projects

€ m

Total as of 30 June 2013
SZ AGO Herkenrath 175.6
Larenshof (phase III) -8.0
Koning Albert I (phase II) -19.8
De Edelweis (phase II) -3.1
Eyckenborch -6.8
Salve -1.3
Plantijn -5.0
Huize Lieve Moenssens +2.4
Martin’s Brugge +7.6
Oase Binkom +7.0
Sundry +1.2
Oase Aarschot, Wissenstraat +2.2
Oase Tienen +2.9
Oase projects +1.3
Total as of 30 June 2014 +24.0 +27.8 228.0
Financials
## Income Statement

### Business driven

**Result excl. IAS 39 & IAS 40:**

€20.3 m, +19 % YoY, 9 % ahead of budget

**Excl. non-recurring income arising from contributions in kind:**

€19.7 m, +16 % YoY, 5 % ahead of budget

### Income Statement - analytical scheme (x €1,000)

<table>
<thead>
<tr>
<th></th>
<th>30 juin 2014</th>
<th>30 juin 2013</th>
<th>Var.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental income</td>
<td>40,675</td>
<td>36,230</td>
<td>+12%</td>
</tr>
<tr>
<td>Rental-related charges</td>
<td>-62</td>
<td>-147</td>
<td></td>
</tr>
<tr>
<td>Net rental income</td>
<td>40,613</td>
<td>36,083</td>
<td>+13%</td>
</tr>
<tr>
<td>Operating charges</td>
<td>-9,192</td>
<td>-8,549</td>
<td></td>
</tr>
<tr>
<td>Operating result before result on portfolio</td>
<td>31,421</td>
<td>27,534</td>
<td>+14%</td>
</tr>
<tr>
<td><strong>EBIT margin %</strong></td>
<td>77%</td>
<td>76%</td>
<td></td>
</tr>
<tr>
<td>Financial result excl. IAS 39</td>
<td>-10,965</td>
<td>-10,460</td>
<td></td>
</tr>
<tr>
<td>Current tax</td>
<td>-141</td>
<td>-70</td>
<td></td>
</tr>
<tr>
<td><strong>Profit excl. IAS 39 &amp; IAS 40</strong></td>
<td>20,315</td>
<td>17,004</td>
<td>+19%</td>
</tr>
</tbody>
</table>
### Income Statement - analytical scheme

(x €1,000)

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<td><strong>17,004</strong></td>
<td><strong>+19%</strong></td>
</tr>
<tr>
<td>Weighted average number of shares outstanding (IAS 33)</td>
<td>9,917,093</td>
<td>8,715,370</td>
<td></td>
</tr>
<tr>
<td>Result per share excl. IAS 39 &amp; IAS 40 (€/share)</td>
<td>2.05</td>
<td>1.95</td>
<td>+5%</td>
</tr>
</tbody>
</table>
Rental income

12% increase YoY
Result excl. IAS 39 & IAS 40

<table>
<thead>
<tr>
<th>Category</th>
<th>2012/2013</th>
<th>2013/2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Result excl. IAS 39 &amp; IAS 40 FY 2012/2013</td>
<td>17,004</td>
<td>20,315</td>
</tr>
<tr>
<td>Senior housing</td>
<td>+5,029</td>
<td></td>
</tr>
<tr>
<td>Rental inc. apartment buildings</td>
<td>-1,715</td>
<td></td>
</tr>
<tr>
<td>Operating costs apartment buildings</td>
<td>-1,715</td>
<td></td>
</tr>
<tr>
<td>Hotels &amp; other</td>
<td>-419</td>
<td></td>
</tr>
<tr>
<td>Overheads</td>
<td>-443</td>
<td></td>
</tr>
<tr>
<td>Avg debt level</td>
<td>-151</td>
<td></td>
</tr>
<tr>
<td>Avg interest rate</td>
<td>-129</td>
<td></td>
</tr>
<tr>
<td>Capitalised interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other financial items</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-recurring income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax</td>
<td></td>
<td>-71</td>
</tr>
</tbody>
</table>

x €1,000

46
Result excl. IAS 39 & IAS 40 vs budget

Budget FY 2013/2014: €18,668
Rental income: €...
Operating costs: €...
Financial result: €...
Tax: €...
Actual FY 2013/2014: €20,315
## Income Statement

*Market driven*

### Income Statement - analytical scheme (x €1,000)

<table>
<thead>
<tr>
<th></th>
<th>30 juin 2014</th>
<th>30 juin 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Profit excl. IAS 39 &amp; IAS 40</td>
<td>20,315</td>
<td>17,004</td>
</tr>
<tr>
<td>IAS 39 impact: changes in fair value of hedging instruments</td>
<td>-2,990</td>
<td>1,600</td>
</tr>
<tr>
<td>IAS 40 impact: changes in fair value of investment properties</td>
<td>3,816</td>
<td>9,013</td>
</tr>
<tr>
<td>IAS 40 impact: gains on disposals of investment properties</td>
<td>0</td>
<td>54</td>
</tr>
<tr>
<td>IAS 40 impact: deferred taxes</td>
<td>244</td>
<td>0</td>
</tr>
<tr>
<td><strong>Profit (o.p.)</strong></td>
<td><strong>21,385</strong></td>
<td><strong>27,671</strong></td>
</tr>
<tr>
<td>Weighted average number of shares outstanding (IAS 33)</td>
<td>9,917,093</td>
<td>8,715,670</td>
</tr>
<tr>
<td>Net result per share (g.s. - IAS 33 - €/share)</td>
<td>2.16</td>
<td>3.17</td>
</tr>
</tbody>
</table>
Hedging policy

Economic stability and foreseeability of interest cash outflows...

- Business driven:
  Avg effective interest rate of 4.0 %, lower than expectations and PY (4.2 %)

- Market driven:
  Change in FV of derivatives (non cash items) under IAS 39 in 2013/2014:
  - €2,990k in result (vs. +€1,600k in PY)
  - €2,710k in equity (vs. +€1,344k in PY)

... even in spite of accounting volatility

(As of 30 June 2014)
Consolidated balance sheet

(As of 30 June 2014)
Debt-to-assets ratio

(As of 30 June 2014)

Headroom *:
- Debt increase of €119 m without investments or €299 m with investments
- Drop of MTM of buildings of 25 %

* Based on bank covenant of max. 60 %. Based on legal max. of 65 %, headroom is respectively €159 m, €456 m and 33 %.
### Credit facilities

<table>
<thead>
<tr>
<th>Maturity</th>
<th>Amount (€m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>56</td>
</tr>
<tr>
<td>2015/2016</td>
<td>85</td>
</tr>
<tr>
<td>2016/2017</td>
<td>150</td>
</tr>
<tr>
<td>2017/2018</td>
<td>67</td>
</tr>
<tr>
<td>2018/2019</td>
<td>60</td>
</tr>
<tr>
<td>2019/2020</td>
<td>30</td>
</tr>
<tr>
<td>2020/2021</td>
<td>2</td>
</tr>
<tr>
<td>&gt; 2022/2023</td>
<td>14</td>
</tr>
<tr>
<td><strong>Total credit facilities</strong></td>
<td><strong>464</strong></td>
</tr>
</tbody>
</table>

→ **Headroom:** approx. €100 million
→ Only €56 million credit facility maturing before 30 June 2015
## Net asset value

### Net asset value per share (in €)

<table>
<thead>
<tr>
<th>Based on fair value of investment properties</th>
<th>30 June 2014</th>
<th>30 June 2013</th>
<th>Var.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net asset value based on fair value</td>
<td>38.74</td>
<td>36.95</td>
<td>5%</td>
</tr>
<tr>
<td>IAS 39 impact</td>
<td>3.73</td>
<td>3.28</td>
<td></td>
</tr>
<tr>
<td>Net asset value after deduction of dividend, excl. IAS 39</td>
<td><strong>42.47</strong></td>
<td><strong>40.23</strong></td>
<td><strong>6%</strong></td>
</tr>
</tbody>
</table>

**Premium at 22 August 2014:**
- 31 % vs NAV at FV incl. IAS 39
- 20 % vs NAV at FV excl. IAS 39
## Number of shares

<table>
<thead>
<tr>
<th>Number of shares</th>
<th>30 June 2014</th>
<th>30 June 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of shares outstanding*</td>
<td>10,249,083</td>
<td>9,902,998</td>
</tr>
<tr>
<td>Total number of shares</td>
<td>10,249,117</td>
<td>9,903,690</td>
</tr>
<tr>
<td>Total number of shares on the stock market**</td>
<td>10,162,165</td>
<td>9,874,985</td>
</tr>
<tr>
<td>Weighted average number of shares outstanding (IAS 33)</td>
<td>9,917,093</td>
<td>8,715,370</td>
</tr>
<tr>
<td>Number of dividend rights***</td>
<td>10,249,083</td>
<td>8,715,339</td>
</tr>
</tbody>
</table>

* After deduction of the treasury shares.

** Excluding 86,952 shares listed as from 2 July 2014.

*** Based on the rights to the dividend for the shares issued during the year.
Value potentially not reflected in the NAV

- Belgian REIT → highly regulated framework

- Assessment:
  - Apartment buildings: valued as a whole vs individual units
  - Senior housing: yield compression
  - Inflation-linked contracts

- Capital gains potential

- Pipeline:
  - Committed
  - Pre-let

- Track record of successful financing (equity and debt)
Aedifica included in the **EPRA indices**

### Key performance indicators according to the EPRA principles

<table>
<thead>
<tr>
<th></th>
<th>30 June 2014</th>
<th>30 June 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPRA Earnings (in €/share)</td>
<td>2.05</td>
<td>1.95</td>
</tr>
<tr>
<td>EPRA NAV (in €/share)</td>
<td>42.45</td>
<td>40.24</td>
</tr>
<tr>
<td>EPRA NNNAV (in €/share)</td>
<td>38.51</td>
<td>36.95</td>
</tr>
<tr>
<td>EPRA Net Initial Yield (NIY) (in %)</td>
<td>5.2%</td>
<td>5.2%</td>
</tr>
<tr>
<td>EPRA Topped-up NIY (in %)</td>
<td>5.2%</td>
<td>5.2%</td>
</tr>
<tr>
<td>EPRA Vacancy Rate (in %)</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>EPRA Cost Ratio (including direct vacancy costs) (in %)</td>
<td>23%</td>
<td>24%</td>
</tr>
<tr>
<td>EPRA Cost Ratio (excluding direct vacancy costs) (in %)</td>
<td>22%</td>
<td>24%</td>
</tr>
</tbody>
</table>
Shares & shareholders
Dividend track record

Proposed gross dividend 2013/2014 : €1.90 / share
→ Statutory pay-out ratio : 95 %

* 2014/2015 forecast dividend (see section 11 of the consolidated Board of Directors’ report included in the 2013/2014 annual financial report)
Share price since IPO

(As of 22 August 2014)

<table>
<thead>
<tr>
<th></th>
<th>Spot</th>
<th>Var. (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aedifica</td>
<td>50.80</td>
<td>36.63</td>
</tr>
<tr>
<td>BEL MID</td>
<td>3,670.97</td>
<td>-0.52</td>
</tr>
<tr>
<td>EPRA Belgium</td>
<td>1,086.79</td>
<td>-23.25</td>
</tr>
<tr>
<td>EPRA Europe</td>
<td>1,809.46</td>
<td>-32.23</td>
</tr>
</tbody>
</table>

Aedifica: based on the IPO price (€41), adjusted to take into account the rights issues of 2010 (- €1.89) and 2012 (- €1.93), i.e. an adjusted IPO price of €37.18.
Total return since IPO

(As of 22 August 2014)

Aedifica total return 69.14 85.96
Bel Re Inv Trusts 1,618.59 43.16
EPRA B. total return 2,843.83 31.68
EPRA E. total return 1,930.41 -10.15

Aedifica: based on the IPO price (€41), adjusted to take into account the rights issues of 2010 (- €1.89) and 2012 (- €1.93), i.e. an adjusted IPO price of €37.18.
Shareholding* (Since 15 October 2010)

Free float: 88.17%

Jubeal Fondation: 5.46%

Wulfsdonck Investment via Finasucre: 6.37%

* A total of 10,336,069 shares are listed on NYSE Euronext Brussels as of 2 July 2014.
Rankings

(As of 30 June 2014)

- 2\(^{nd}\) highest free float of all Belgian REITs\(^1\)
- 4\(^{th}\) largest liquidity amongst all Belgian REITs\(^1\)
  (Daily average: €420k at the end of July 2014; €230k at the end of June 2012 before capital increase of Dec. 2012)
- 4\(^{th}\) largest Belgian REIT in terms of fair value\(^1\)
- 5\(^{th}\) largest market cap amongst all Belgian REITs\(^1\) (> €500m)
- Top 5 investor in rest home in Germany\(^2\)
- 11\(^{th}\) largest real estate portfolio in Belgium\(^3\) (36\(^{th}\) in 2006)

\(^1\) Based on August 2014 “Belgian REIT Overview” by Bank Degroof
\(^2\) According to Care-Invest at Altenheim Expo (Berlin) in July 2014
\(^3\) Investors Directory 2014, Expertise BVBA edited in January 2014
Corporate governance

--- Transparency

- NV/SA
- Management in the box
- Belgian Code 2009 on Corporate Governance

--- Board of directors

- 11 directors
  - 9 non executive directors of which 5 independent ones
  - 2 executive directors
- Audit committee
- Appointments & remuneration committee
- Investment committee
Outlook
Outlook FY 2014/2015

- New optional regulatory framework since 16 July 2014: SIR/GVV
- Otherwise: Company subject to AIFMD as from 16 Nov. 2014
- The Board of Directors considers this SIR/GVV route to be in the interest of the stakeholders
- More news will follow ASAP
Outlook FY 2014/2015

Focus on investments

- Development pipeline: deliveries (Aarschot Wissenstraat, Eyckenborch, Tienen, Klein Veldeken, Sporenpark)
- New investments in senior housing:
  - Germany: targets under due diligence
  - Belgium: targets being studied

Divestments:

- Apartments: threshold of 80 % residential investments to be achieved in 2015 (current level at 82 %) → limited room for divestments
- Hotels: not in near future due to market conditions
Focus on investments

- Development pipeline: deliveries (Aarschot Wissenstraat, Eyckenborch, Tienen, Klein Veldeken, Sporenpark)
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  - Germany: targets under due diligence
  - Belgium: targets being studied

Divestments:

- Apartments: threshold of 80% residential investments to be achieved in 2015 (current level at 82%) \(\rightarrow\) limited room for divestments
- Hotels: not in near future due to market conditions
Outlook FY 2014/2015

- DPS budgeted at: €1.93/share, higher than PY
- EPS budgeted at: €2.15/share, higher than PY
Outlook for medium term

Objective for future investments:

- Enhancing long-term cash flows
  (continued focus on senior housing)
- Opportunistic value-driven investments
  (focus on apartments in major Belgian cities)
- Growing in German market
- Exploring new segments

Heading towards a €1 billion portfolio
Conclusion
Conclusion

Attractiveness for shareholders:

- Strong underlying demographic trends
- Diversification: fair value history of portfolio showing resilience and long term growth potential
- Average remaining lease duration: 19 years
- Investment, equity and debt-financing track record
- Dividend track record
Stefaan Gielens - Chief Executive Officer
Jean Kotarakos - Chief Financial Officer
Martina Carlsson - Control & Communication Manager
Aedifica SA/NV

Public REIT under Belgian Law

Avenue Louise 331
1050 Brussels

Tel: +32 (0)2 626 07 70 - Fax: +32 (0)2 626 07 71

info@aedifica.be

www.aedifica.be
Forward looking statement

To the extent that any statements made in this presentation contain information that is not historical, these statements are essentially forward-looking. The achievement of forward-looking statements contained in this presentation is subject to risks and uncertainties because of a number of factors, including general economic factors, interest rate and foreign currency exchange rate fluctuations; changing market conditions, product competition, the nature of product development, impact of acquisitions and divestitures, restructurings, products withdrawals; regulatory approval processes and other unusual items. Consequently, actual results may differ materially from those expressed or implied by such forward-looking statements. Forward-looking statements can be identified by the use of words such as "expects," "plans," "will," "believes," "may," "could", "estimates", "intends", "targets", "objectives", "potential", “outlook", and other words of similar meaning. Should known or unknown risks or uncertainties materialize, or should our assumptions prove inaccurate, actual results could vary materially from those anticipated. The Company undertakes no obligation to publicly update any forward-looking statements. This presentation is directed to financial analysts and institutional investors and is not to be considered as an incentive to invest or as an offer to acquire shares. The information herein is extracted from the Company annual and half-year reports and press releases but does not reproduce the whole content of these documents. Only the French annual and half-year report and press releases form legal evidence.
Appendix
Belgian REIT
(“sicafi / vastgoedbevak”)

- **Investment property:** maximum 20 % in one (group of) asset(s)
- **Appraisal:**
  - At fair value on a quarterly basis by an independent expert
  - No depreciation of properties
- **Dividend:** at least 80 % of cash flow paid out as dividend
- **Debt-to-assets ratio:** limited to 65% (bank convenant: 60%)
- **Tax status:**
  - Exit tax
  - Limited corporate tax in Belgium for parent company
  - Withholding tax for residential REITs at 15 %
Triple net leases

Definition

- Right known as “emphythéose/erfpacht” in Belgium:
  - Real estate contract
  - Temporary right for tenant to fully make use of the building
  - Term between 27 and 99 years, irrevocable

- Usual additional contractual provision
  - The tenant incurs operating charges, R&M and vacancy risk
  - Yearly indexation (full CPI or health CPI)
Geographical breakdown
Belgium

- Senior housing
- Apartment buildings
- Hotels & other
Geographical breakdown

Germany

Senior housing
Apartment buildings
Hotels & other